



Archery Road, Leamington Spa
Offers Over £950,000

Winkworth

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About the Property

Winkworth Leamington Spa is delighted to introduce to the market, this stunning six bedroom, mid-terraced Victorian townhouse occupying an enviable town centre location with views across the Bowling Green to the River Leam.

Set over four storeys and within a short distance of Leamington's famous parks, this highly desirable family home is packed with original features and offers versatile living accommodation extending to approximately 2464 sq ft.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked Ofcom May 2025)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom May 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

A striking entrance hall welcomes visitors with beautiful wooden flooring, intricate cornicing, and an ornate archway that sets a grand and inviting tone.

The formal sitting room is accessed from the central hallway and features magnificent double-height windows that flood the room with natural light while offering picturesque views across the Bowling Green. A central fireplace adds warmth and character, creating an inviting, intimate space.

Adjacent to the sitting room, the current owners use the dining room as an additional living area. This room enjoys a sunny south-facing aspect and views over the tranquil courtyard garden. There is the potential to open up these two reception rooms, creating a flowing open-plan layout for modern living.

At the rear of the property, a spacious, tiled open-plan kitchen/diner enjoys dual-aspect windows overlooking the garden. The kitchen is contemporary in design and includes ample worktop and storage space, along with a range of integrated appliances such as a dishwasher, oven, gas hob, and plumbing for a free-standing washing machine. The dining area provides generous space for entertaining, with a door leading directly to the rear garden. A door from the kitchen also offers access to the cellar below.

Currently used for storage, the cellar presents an excellent opportunity for conversion into additional reception or recreational space, subject to the necessary consents.

The original staircase leads to a split-level first floor where the main family bathroom is located. Stylishly finished, it features a bathtub, separate shower, WC, pedestal basin, and an airing cupboard. A separate WC is also located on this level for added convenience.

The home boasts six bedrooms spread over the upper two floors, all accessed via spacious landings.

The principal bedroom, positioned at the front of the house, enjoys spectacular views over the Bowling Green, the River Leam, and Victoria Park—providing a serene retreat flooded with natural light. Also on the first floor is a further double bedroom overlooking the rear garden, and a single bedroom currently used as a home office.

The second floor offers two additional double bedrooms—one with built-in wardrobes—and a further single bedroom or study, making it ideal for growing families or those needing flexible work-from-home space.

The rear courtyard garden has been thoughtfully landscaped by the current owners into a charming, south-facing oasis—a true sun trap perfect for summer evenings and al fresco dining. A rear gate provides access to a shared alleyway, useful for bin storage and garden maintenance. On-street permit parking is available directly on Archery Road.































About the Area

With beautiful views across the Bowling Green towards Victoria Park and the River Leam, Archery Road offers the perfect balance of tranquillity and accessibility, an easy and scenic walk to the Parade (0.7 miles), and the centre of Leamington Spa.

Leamington Spa is celebrated for its Regency architecture, vibrant culture, and historic appeal. Residents here enjoy close proximity to the scenic riverside paths of Victoria Park (150 m), the renowned Jephson Gardens (0.9 miles), and the expansive Newbold Comyn (1.3 miles), all offering opportunities for leisure, walking, and relaxation. For shopping, dining, and entertainment, The Parade (0.7 miles), Regent Court (0.8 miles), and Warwick Street (0.8 miles) host an excellent array of restaurants, independent retailers, and cafés.

St. Peter's Catholic Primary School (0.4 miles), Clapham Terrace Primary School (0.6 miles), and Campion School (1.1 miles) are all easily accessible. Highly regarded independent schools including Kingsley School (1.1 miles), Arnold Lodge (1.2 miles), Warwick School (4 miles), and Kings High School (4.2 miles) are also within convenient reach.

Commuters are well served by excellent transport links. Leamington Spa Train Station (0.6 miles) offers regular direct services to London Marylebone (approx. 1 hour 15 minutes) and Birmingham Moor Street (approx. 30 minutes). The M40 motorway is just a short drive away, connecting the region to Oxford, Birmingham, and the wider national network. Birmingham International Airport is approximately 18 miles away.

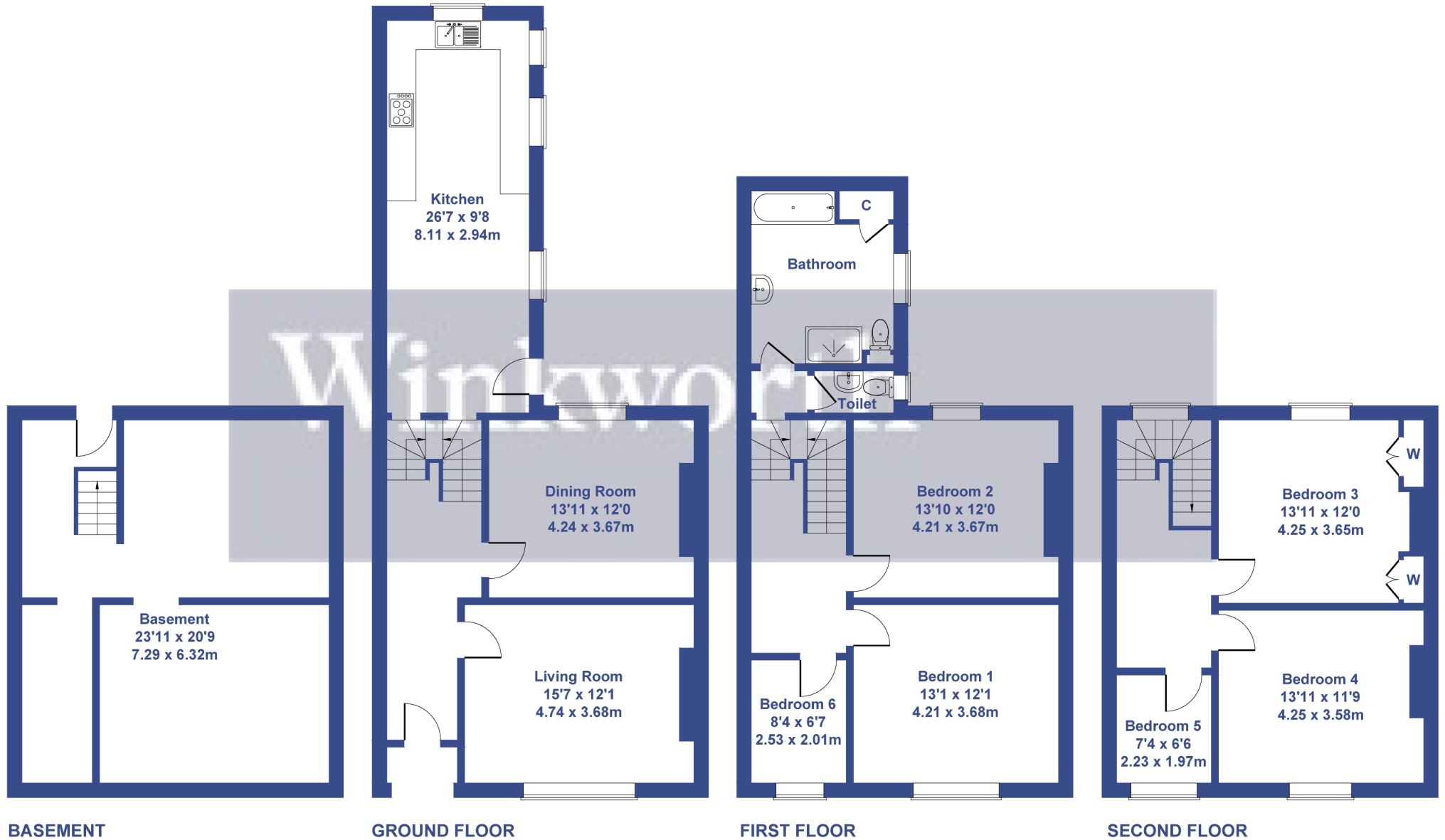




Archery Road, Leamington Spa, CV31

Approximate Gross Internal Area

2464 sq ft - 229 sq m



Not to Scale. Produced by The Plan Portal 2025
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